

ARTICLE 15

CORRIDOR AND THOROUGHFARE PROTECTION OVERLAY DISTRICTS.

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15.1. CODDLE CREEK THOROUGHFARE PROTECTION (CCTP) OVERLAY DISTRICT

15.1.3. PURPOSE.

The Coddle Creek Thoroughfare Protection Overlay District is established to enhance the economic and aesthetic appeal and orderly development of properties adjacent to major transportation corridors in the Coddle Creek area of Kannapolis. Certain thoroughfares streets, parkways and expressways in this area are of critical importance to the City of Kannapolis. Rights-of-way carrying high volumes of traffic are image-makers of their communities. They act as entryways for visitors and residents and also serve as an indicator of the quality of life found in the area. Standards are provided to ensure that thoroughfares in this district develop with improved traffic efficiency and safety by reducing visual clutter and avoiding inappropriate site design and building construction.

15.1.4. DISTRICT BOUNDARIES AND APPLICABILITY.

15.1.4.1. The CCTP Overlay District is hereby established for properties (or parts of properties) parallel to both sides of the rights-of-way of certain major or minor thoroughfares (or segments thereof). In all cases, the widths of the District shall be 200 feet on both sides of the road or highway within the City's jurisdiction. The district is measured perpendicular to the to the existing road right-of-way. The location of the CCTP Overlay District is shown on the Official Zoning Map. All projects requiring Site Plan or Subdivision approval shall meet the standards of this section. Each segment shall include a "Corridor Preservation Area" within which no building or parking areas may be constructed. The Corridor Preservation Areas are measured in the same manner as the entire District. Single-family and duplex dwellings on individual lots shall be exempt from the requirements of this Section 15.1 except for the Corridor Preservation Areas. The following road/highway segments are established as CCTP Overlay Districts.

15.1.4.2. North side of ⁽¹⁾Davidson Highway (NC 73) from Coddle Creek to the Mecklenburg County line (within Kannapolis city limits).

Corridor Preservation Area: ⁽¹⁾55 feet.

15.1.4.3. Both sides of Trinity Church Road from Orphanage Road to Barr Road and the east side of Trinity Church Road from Barr Road to Stirewalt Road.

Corridor Preservation Area: 55 feet from Orphanage Road to the Westside Bypass (existing Boy Scout Camp Road); 40 feet from Westside Bypass to Stirewalt Road.

15.1.4.4. Both sides of the Kannapolis Parkway (Westside Bypass, including the existing Crisco Road and the existing Boy Scout Camp Road) from Interstate 85 to Mooresville Road (NC ⁽¹⁾3).

Corridor Preservation Area: ⁽¹⁾None.

15.1.4.5. Both sides of Davidson Highway (NC73) from Interstate 85 to the westernmost Coddle Creek Annexation Area (Area I) boundary line which intersects on the north side of Davidson Highway (NC 73); and on the south side of Davidson Highway (NC 73) from this point to Coddle Creek.

Corridor Preservation Area: 55 feet.

15.1.4.6. South side of Mooresville Road (NC ⁽¹⁾3) from the easternmost edge of the Coddle Creek Annexation Area (Area I) which intersects on the south side of Mooresville Road (NC ⁽¹⁾3) to Stirewalt Road.

Corridor Preservation Area: 40 feet.

15.1.5. PERMITTED USES.

15.1.5.1. Permitted uses and/or Conditional Uses shall be those within the underlying zoning districts and is listed in Table 4.6-1, except that the following uses shall be prohibited within the CCTP Overlay District:

Institutional/Civic, Professional Office/Business Service, Transportation/Warehousing/Utilities and Retail Trade Uses

Animal Shelter
Amusement Park

Automobile Repair, major and minor
 Automobile Rental and Leasing
 Automotive, Parts, Tires and Accessories (with outdoor storage)
 Automobile Sales, New and Used
 Building Material Supply (with outdoor storage)
 Car Wash (as a principle use)
 Charter Bus Services
 Equipment Rental and Leasing (with outdoor storage)
 Manufactured Home Sales
 Mini-Warehousing/Self Storage Leasing
 Motion Picture Theaters, Drive-in
 Motorcycle, Boat and RV Dealers, new and used
 Sign and Letter Painting
 Taxi Services
 Truck Stop, Travel Plaza

Wholesale Trade

Any uses with outdoor storage

Manufacturing and Industrial Uses

Any uses with outdoor storage or outdoor processing

15.1.5.2. Accessory Uses shall be those permitted in the underlying zoning districts as set forth in Section 5.2 of this Ordinance.

15.1.6. DIMENSIONAL REGULATIONS.

15.1.6.1. All dimensional regulations (except for building setbacks as regulated in the Corridor Preservation Areas described in Section 15.1.2) shall be governed by the underlying zoning district as set forth in Table 4.7-1 of this Ordinance.

15.1.7. OFF-STREET PARKING/LOADING AND VEHICULAR ACCESS.

Standards for off-street parking/loading spaces and vehicular access areas shall be determined by the minimum requirements as set forth in Article 8 of this Ordinance.

15.1.8. SIGN REGULATIONS.

Sign shall be regulated in accordance with the standards set forth in Article 12 of this Ordinance.

15.1.9. LANDSCAPING AND BUFFERING.

Standards for landscaping and buffering areas shall be determined by the minimum requirements as set forth in Article 7 of this Ordinance.

15.1.10. BUILDING DESIGN.

15.1.10.1. General Form - New buildings shall have generally complex exterior form, including design components such as windows, doors, and changes in roof and facade orientation. Large flat expanses of featureless exterior wall shall be avoided. Roof designs for new buildings, particularly those with less than 10,000 square feet of gross floor area, should be pitched with a slope of 6:12 or greater. Mansard roofs and parapet walls may be considered to conceal roofs with pitches of less than 6:12. Flat roofs are discouraged. To avoid the visual monotony created by large, blank building elevations, the elevation must be separated by a projection or structural relief such as:

- Constructing a porch with a roof,
- Incorporating fascias, canopies, arcades, or other multidimensional design features to break up large wall surfaces on their street facing elevations,
- Setting part of the facade back at least three feet from the rest of the facade,
- Creating a visually distinct ground floor,
- Providing for changes in material or texture,
- Installing a row of windows on the building's street facing elevation.

15.1.10.2. Exterior Building Materials - Building materials shall be of a high quality. No building elevation may be covered (exposed) with sheet or corrugated aluminum, iron or steel, plain concrete, plain concrete block, exterior panelized plywood, including foundation materials. Except, however, such materials may be used as secondary exterior finish materials if they cover no more than 10 percent of the surface area. The buildings may consist of any of the following materials: utility brick, standard brick, stucco, synthetic stucco, colored split-faced block, glass stone, tile or other similar high quality materials. Awnings should be constructed of canvas or a similar materials.

15.1.10.3. Mechanical and Service Equipment - HVAC and similar types of incidental machinery or equipment shall be screened from view or located in such a manner as to not be visible from the street. Trash receptacles, dumpsters, utility meters, aboveground tanks, satellite dishes and antennas shall be similarly screened.

All roof-mounted equipment, including HVAC systems, satellite dishes and other communication equipment, must be screened from adjacent street or parking area views in one of the following ways (solar heating panels are exempt from this standard):

- A parapet as tall as the tallest part of the equipment;
- A screen around the equipment that is as tall as the tallest part of the equipment; or
- The equipment is set back from the street-facing perimeters of the building three feet for each foot of height of the equipment.

15.1.11. EXPANSION TO EXISTING STRUCTURES. Existing development, constructed prior to the adoption of the Coddle Creek Thoroughfare Protection (CCTP) Overlay District, may enlarge by up to 50 percent of the existing floor area and shall be exempt from the design requirements. Additions and improvements to parking areas for existing developments shall also be exempt from the design requirements but shall be subject to standard design requirements within the Ordinance.

15.1.12. SITE PLAN SUBMISSION.

15.1.12.1. Site plans and architectural plans for construction within the CCTP Overlay District shall be prepared by one or more of the following:

- a landscape architect registered by the State of North Carolina;
- a professional land planner or planning consultant;
- an architect registered by the State of North Carolina; or
- a professional engineer or registered land surveyor licensed by the State of North Carolina.

15.1.12.2. Review and Approval - Submission requirements to obtain complete review and approval for development (excluding single-family residences) in the CCTP Overlay District shall include:

- Site Plan prepared in accordance with Article 3;
- Landscaping Plan prepared in accordance with Article 7;
- Tree Retention Plan prepared in accordance with Article 7;
- Grading Plan prepared in accordance with

Article 3; and

- Architectural Plans prepared in accordance with the standards of Section 15.1.10.3, below.

15.1.12.3. Architectural Plans - The architectural plans shall depict architectural details of the proposed development and shall consist of:

- preliminary renderings of building elevations plus typical cross sections to clearly define the character of the project; and
- exterior building materials inventory to indicate compliance with Section 15.1.8.

15.1.12.4. Approval shall be by the Administrator. Certification of such approval shall include the signatures of the Planning Director. The City staff shall have the option of referring any project, which, in their opinion, does not meet the Building Design Requirements of Section 15.1.8 to the Board of Adjustment for review. Such referral shall be in the form of an Administrative Review, and application fees shall not apply. All items for Commission action shall be referred at least 28 days prior to a regular meeting of the Board of Adjustment. In the event that the applicant wishes review of the project prior to the next available meeting and a specially scheduled meeting is called by the Chair of the Board of Adjustment, application fees shall apply.

15.1.13. CHANGE/RESUMPTION OF USE.

When the permitted use of an existing building or structure with nonconforming site improvements is changed, or is resumed after ceasing for more than six consecutive months, the site improvements shall be made to conform to the general requirements as prescribed under Article 13 of the Ordinance, except that such improvements shall not include the standards of the CCTP Overlay District.

15.2. DALE EARNHARDT BOULEVARD THOROUGHFARE PROTECTION (DEBTP) OVERLAY DISTRICT

15.2.1. PURPOSE.

The Dale Earnhardt Blvd. Thoroughfare Protection Overlay District is established to enhance the economic and aesthetic appeal and orderly development of properties adjacent to the Dale Earnhardt Boulevard. It is recognized that this thoroughfare is a major gateway into the City as it extends westward from Interstate 85 and forms the southern portion of the City's "loop" system. These standards, when applied, are intended to assist with defining development along this corridor to provide improved traffic efficiency and safety by reducing visual clutter and avoiding inappropriate site design and building construction.

15.2.2. DISTRICT BOUNDARIES AND APPLICABILITY.

The location of the DEBTP Overlay District is shown on the Official Zoning Map for the City of Kannapolis. The DEBTP Overlay District includes properties (or parts of properties) parallel to both sides of the Dale Earnhardt Blvd. rights-of-way to a maximum depth of 300 feet. The district is measured perpendicular to the existing road right-of-way. All projects requiring Site Plan or Subdivision approval shall meet the standards of this section as well as all other applicable sections of this UDO. Single-family and duplex dwellings on individual lots shall be exempt from the requirements of this Section 15.2.⁽²⁾

15.2.3. PERMITTED USES.

15.2.3.1. Permitted uses and/or Conditional Uses shall be those within the underlying zoning districts and is listed in Table 4.6-1, except that the following uses shall be prohibited within the DEBTP Overlay District:

Institutional/Civic, Professional Office/Business Service, Transportation/Warehousing/Utilities and Retail Trade Uses

Animal Shelter
Amusement Park
Automobile Repair, major
Automobile Sales, used vehicles
Automotive, Parts, Tires and Accessories (with outdoor storage)
Charter Bus Services

Equipment Rental and Leasing (with outdoor storage)
Manufactured Home Sales
Mini-Warehousing/Self Storage Leasing
Motion Picture Theaters, Drive-in
Motorcycle, Boat and RV Dealers, new and used
Taxi Services
Truck Stop, Travel Plaza

Wholesale Trade

Any uses with outdoor storage

Manufacturing and Industrial Uses

Any uses with outdoor storage or outdoor processing

15.2.3.2. Accessory Uses shall be those permitted in the underlying zoning districts as set forth in Section 5.2 of this Ordinance.

15.2.4. DIMENSIONAL REGULATIONS.

15.2.4.1. All dimensional regulations shall be governed by the underlying zoning district as set forth in Table 4.7-1 of this Ordinance.

15.2.5. OFF-STREET PARKING/LOADING AND VEHICULAR ACCESS.

Standards for off-street parking/loading spaces and vehicular access areas shall be determined by the minimum requirements as set forth in Article 8 of this Ordinance.

15.2.6. SIGN REGULATIONS.

Sign shall be regulated in accordance with the standards set forth in Article 12 of this Ordinance.

15.2.7. LANDSCAPING AND BUFFERING.

Standards for landscaping and buffering areas shall be determined by the minimum requirements as set forth in Article 7 of this Ordinance except for the following. Within the required Street Yards as set forth in Section 7.7 of this Ordinance, only Yoshino Cherry trees shall be planted. Installation of such trees shall comply with all applicable standards as set forth in Section 7.8 of this Ordinance. This requirement shall apply only to street yards fronting along the Dale Earnhardt Boulevard.

⁽¹⁾ City Council approved 11/24/2003

⁽²⁾ City Council approved 6/28/2004

15.2.8. BUILDING DESIGN.

15.2.8.1. General Form - New buildings shall have generally complex exterior form, including design components such as windows, doors, and changes in roof and facade orientation. Large flat expanses of featureless exterior wall shall be avoided. Roof designs for new buildings, particularly those with less than 10,000 square feet of gross floor area, should be pitched with a slope of 6:12 or greater. Mansard roofs and parapet walls may be considered to conceal roofs with pitches of less than 6:12. Flat roofs are discouraged. To avoid the visual monotony created by large, blank building elevations, the elevation must be separated by a projection or structural relief such as:

- Constructing a porch with a roof,
- Incorporating fascias, canopies, arcades, or other multidimensional design features to break up large wall surfaces on their street facing elevations,
- Setting part of the facade back at least three feet from the rest of the facade,
- Creating a visually distinct ground floor,
- Providing for changes in material or texture,
- Installing a row of windows on the building's street facing elevation.

15.2.8.2. Exterior Building Materials - Building materials shall be of a high quality. No building elevation may be covered (exposed) with sheet or corrugated aluminum, iron or steel, plain concrete, plain concrete block, exterior panelized plywood, including foundation materials. Except, however, such materials may be used as secondary exterior finish materials if they cover no more than 10 percent of the surface area. The buildings may consist of any of the following materials: utility brick, standard brick, stucco, synthetic stucco, colored split-faced block, glass stone, tile or other similar high quality materials. Awnings should be constructed of canvas or a similar material.

15.2.8.3. Mechanical and Service Equipment - HVAC and similar types of incidental machinery or equipment shall be screened from view or located in such a manner as to not be visible from the street. Trash receptacles, dumpsters, utility meters, aboveground tanks, satellite dishes and antennas shall be similarly screened. All roof-mounted equipment, including HVAC systems, satellite dishes and other communication equipment, must

be screened from adjacent street or parking area views in one of the following ways (solar heating panels are exempt from this standard):

- A parapet as tall as the tallest part of the equipment;
- A screen around the equipment that is as tall as the tallest part of the equipment; or
- The equipment is set back from the street-facing perimeters of the building three feet for each foot of height of the equipment.

15.2.9. EXPANSION TO EXISTING STRUCTURES. Existing development, constructed prior to the adoption of the Dale Earnhardt Blvd. Thoroughfare Protection (DEBTP) Overlay District, may enlarge by up to 50 percent of the existing floor area and shall be exempt from the design requirements. Additions and improvements to parking areas for existing developments shall also be exempt from the design requirements but shall be subject to standard design requirements within the Ordinance.

15.2.10. SITE PLAN SUBMISSION.

15.2.10.1. Site plans and architectural plans for construction within the DEBTP Overlay District shall be prepared by one or more of the following:

- a landscape architect registered by the State of North Carolina;
- a professional land planner or planning consultant;
- an architect registered by the State of North Carolina; or
- a professional engineer or registered land surveyor licensed by the State of North Carolina.

15.2.10.2. Review and Approval - Submission requirements to obtain complete review and approval for development (excluding single-family residences) in the DEBTP Overlay District shall include:

- Site Plan prepared in accordance with Article 3;
- Landscaping Plan prepared in accordance with Article 7;
- Grading Plan prepared in accordance with Article 3; and
- Architectural Plans prepared in accordance with the standards of Section 15.2.10.3, below.

15.2.10.3. Architectural Plans - The architectural plans shall depict architectural details of the proposed development and shall consist of:

- preliminary renderings of building elevations plus typical cross sections to clearly define the character of the project; and
- exterior building materials inventory to indicate compliance with Section 15.2.8.

15.2.10.4. Approval shall be by the Administrator. However, the Administrator shall have the option of referring any project, which, in their opinion, does not meet the Building Design Requirements of Section 15.2.8 to the Board of Adjustment for review. Such referral shall be in the form of an Administrative Review, and application fees shall not apply. All items for Commission action shall be referred at least 28 days prior to a regular meeting of the Board of Adjustment. In the event that the applicant wishes review of the project prior to the next available meeting and a specially scheduled meeting is called by the Chair of the Board of Adjustment, application fees shall apply.

15.2.11. CHANGE/RESUMPTION OF USE.

When the permitted use of an existing building or structure with nonconforming site improvements is changed, or is resumed after ceasing for more than six consecutive months, the site improvements shall be made to conform to the general requirements as prescribed under Article 13 of the Ordinance, except that such improvements shall not include the standards of the DEBTP Overlay District.